

## **TCRHOA Annual Meeting Minutes June 18 2022**

### **Meeting called to order 12:04**

Debra read minutes from last in person meeting from 2019 and minutes approved.

Mike Q opened with Agenda outline. Question was raised by Bob Redman in regards to ballots. Clarification was made on late nomination / ballots being submitted during meeting.

Ballots were collected and given to Carol (treasurer) to count.

Financials were outlined in depth by Mike (see Financial Report for granular details) \$24,446 brought in through dues, collections and liens.

Dues will remain at \$185 this year.

More general discussion ensued regarding our procedures regarding collections/liens on folks in default.

Current lien / collection processes were deemed cost effective and successful in the long term.

A brief overview of our process was outlined –

1. Notices of dues are sent out August 30<sup>th</sup>
2. Assessments due Sept 30<sup>th</sup>
3. Late notice reminder sent out October, November, December
4. Sent to collection after Jan 10<sup>th</sup>

Time and patience / Resolve on collections is paying off.

Bob Redman asked how many properties are currently in collections. 12 with 7 in liens (\$200 cost per lien) with more potentially in process based on timelines.

Discussion of foreclosure costs deemed to be prohibitive with result of annual dues needing to increase to cover legal fees.

Road costs \$11K (over budget by 1K)

Snow Plows \$4300 (under budget by \$4400)

Weed control: \$1736 (under budget by \$246)

Office expenses \$2541 (over budget by \$1291 due to increase in lien fees)

Professional / legal \$0

\$3K went into reserve account

## **DNR Presentation**

Jake Hardt and Will Knoulton discussed Cost Share programs for clearing trees; Firewise programs; Wildlife and forestry etc. Brochures and handouts were made available. Funding is currently available. Discussion of wildfire with emphasis being put on ember showers, debris burning and beetle damage to live trees. Need for residents to have reflective address signs for 1<sup>st</sup> responders (Debra posted Okanogan Co Long Term Recovery contact info on FB). Other best practices of home hardening practices with 5' clearing around structures. Prescribed burning outlined.

Board should review possibility of Twin Creeks becoming a Firewise Community.

## **Past Years Activities**

Nuisance Properties

## **Road Update – Jerry Q**

Powers Butte, Stage Coach and Wild Turkey were repaired last year. Crawfish Vista and Chief Joe need repairs but current wet conditions are delaying progress due to wash out concerns and increased cost for materials.

Trees across roads are property owners responsibility and need to be cleared promptly.

Pot holes can be repaired with help from road crew and purchase of gravel.

DNR burn ban not currently on but our signs will be posted when it is announced.

Bob Redman raised concern over DNR contractors crawling equipment down the roads and not using trailers to move equipment.

## **Nuisance Properties**

Mike raised the issue of nuisance properties reducing property values and creating health issues.

The board will be addressing implementing a process this year. Letters have been drafted for formal notification to offenders and timelines for cleanup and \$\$ fines will be firmed up / finalized and presented to the board for approval.

## **Open Discussion**

Bob Redman enquired about trees being removed from Crawfish Vista turn around. Work was completed.

Tina Sangster raised a concern about a property on Look Out trail spur being a potential health risk with sanitation violations. It was determined that calls should be made to Health department / environmental agencies by neighbors that are being affected. Similar situation on Goldmine Trail with excessive garbage collection on property.

**New Board Nominees Announced**

Greg Sangster; Wes Haws; Debra Lee; Mike Q

**Public Meeting adjourned 1:45**

**2022 Board Positions**

Wes Haws – President

Brian Eisenstein – VP

Carol Wright – Treasurer

Debra Lee – Secretary

Mike Quartararo – Board Member (consultant)

Greg Sangster – Board Member